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LAFCO
San Bernardino County

Justification for Proposal and Preliminary Environmental Description Form

INTRODUCTION: The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

GENERAL INFORMATION

1. NAME OF PROPOSAL: *Joshua Basin Water District Wastewater Treatment Services: To provide a new service to acquire, construct, and operate facilities for the collection, treatment and disposal of sewage and waste water within the Joshua Basin Water District.*
2. NAME OF APPLICANT: *Joshua Basin Water District*
MAILING ADDRESS: *PO Box 675, Joshua Tree, California 92252*

PHONE: (760) 366-2045 ext. 226
FAX: (760) 366-8064
E-MAIL ADDRESS: *JoeG@JBWD.com*
3. GENERAL LOCATION OF PROPOSAL: *The Joshua Basin Water District is nestled in the foothills in southeastern California's Mojave Desert and is located in south-central San Bernardino County. The area covers approximately 99 square miles.*
4. Does the application possess 100% written consent of each landowner in the subject territory?
YES ☐ NO ☒ If YES, provide written authorization for change.
5. **Indicate the reasons that the proposed action has been requested.** *There are currently no sewers, sewer treatment facilities, or sewer services anywhere within the JBWD. All existing development is served either by septic systems, cesspools, or out-houses. Traces of nitrates are beginning to show in the groundwater. The Colorado River Basin Regional Water Quality Control Board is implementing rules that are resulting in "package" sewer treatment plants being installed for new development. The JBWD believes that a governmental agency should own and operate any wastewater treatment facilities to assure that they are operated properly to protect the groundwater, constructed to run efficiently for the long term, allow for the connection by neighbors in the event they have any additional capacity, and designed to connect to a future district wide plant at such time as one is built.*
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?
YES ☐ NO ☒ If YES, please provide a written justification for the proposed boundary configuration.

LAND USE AND DEVELOPMENT POTENTIAL

1. Total land area (defined in acres): *Approximately 60,820*
2. Current dwelling units in area: *Approximately 4500*

3. Approximate current population in area: 9,000
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s):

San Bernardino County General Plan designation(s) and uses permitted by this designation(s):
RC, RL, RL-5, RL-10, RL-20, RS, RS-10M, RS-14M, RS-20M, RS-1, Multiple Residential, CO,
CN, CG, CS, IC, IN, FW

5. Describe any special land use concerns expressed in the above plans. *The Joshua Tree Community Plan expresses the following concerns:*
- Protect the Joshua Tree National Park
 - Preserve the community character of open space, scenic vistas and natural vegetation.
 - Address infrastructure, particularly water supply, water quality, and traffic circulation.
 - Community priorities include **Environment**: A. Preservation of open space; B. Conservation and protection of native wildlife and vegetation; C. Protect and conserve water resources; D. visual and physical harmony between the natural and manmade environment. **Community Character and Quality of Life**. A. Acknowledge the serve and infrastructure capacity and limitations of the area; B. Promote economic development that generates sustainable revenues, benefits the local people as well as visitors, is compatible with the natural environment and surrounding uses, and supports conservation. C. Develop Joshua Tree as a small town with a concentrated commercial and service core. D. Promote the development of community-oriented uses and public gathering places that will create a local gathering place, serve the commercial needs of the community and are designed with the rural character of the community in mind. E. Maintain the value of Joshua Tree's scenic and natural resources as a foundation of their community character and quality of life.
6. Indicate the existing land use. *Resource Conservation 12%, Rural Living 73%, Single Residential 10%, Multiple Residential 2%, Commercial 1%, Industrial 1%, Institutional & Floodway 1%*
What is the proposed land use? *No change in land use is proposed*
7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
- a. Has pre-zoning been completed? YES ____ NO X
 - b. If the response to "a" is NO, is the area in the process of pre-zoning? YES ____ NO X

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process. *Not Applicable*

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:

☐ Agricultural Land Uses ☐ Agricultural Preserve Designation

- ☐ Williamson Act Contract x Area where Special Permits are Required
- ☐ Any other unusual features of the area or permits required:

Some areas require permits from the Bureau of Land Management

9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract.
- The Water District does not maintain this information, but is unaware of any Williamson Act Contracts within the boundaries.*
10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES ____ NO ☒ If YES, please explain.

ENVIRONMENTAL INFORMATION

1. Provide general description of topography
The topography of Joshua Tree varies from the flat, dry lakebed at Coyote Lake and the gently sloping alluvial fans in the lower parts of the Copper Mountain and Warren Valley areas to the rugged terrain in the higher parts of Joshua Tree National Park and the Little San Bernardino Mountains. Altitudes range from 2,097 feet above sea level (asl) at Coyote Lake to 4,880 in the southwest part of the District. The average altitude of the Copper Mountain area is 3,705 feet asl and the average altitude of the Warren Valley area is 3,996 feet asl. Altitudes generally decrease from the Little San Bernardino Mountains in the south and southwestern part of the study area to Coyote Lake dry lakebed in the north and northeastern part of the area.

2. Describe any existing improvements on the site as % of total area.

Residential _____%	Agricultural _____%
Commercial _____%	Vacant _____%
Industrial _____%	Other _____%

The 100 square miles is about 13% built out. Institution Use comprises about 5% of the built out use (community college, community hospital, county offices, cemetery). The balance is mostly residential with some commercial primarily along Highway 62.

3. Describe the surrounding land uses:

NORTH	United States Marine Corps Air Ground Combat Center
EAST	City of Twenty-nine Palms and Copper Mountain
SOUTH	Joshua Tree National Park
WEST	Town of Yucca Valley southwest Homestead Valley (northwest)

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

This application will not create any site alterations since the package sewer treatment plants will be constructed whether or not this application is approved. The package sewer treatment plants will most likely be built on single family residential lots most likely within new tracts, or adjacent to commercial, industrial, and institutional uses. Site alteration ranges from excavation for a 12' x 35' precast structure 10' deep for an 80 unit housing tract, to larger excavations for larger tracts. A foundation for a small building to house a blower would also be onsite.

5. Will service extensions accomplished by this proposal induce growth on this site? YES ____
NO x
Adjacent sites? YES ____ NO X Unincorporated X Incorporated
Since package sewer treatment plants will be constructed whether or not this proposal is approved, it is not considered to be growth-inducing. In the future, if a central sewer treatment plant is considered, studies would need to confirm whether or not a central plant would be growth-inducing.
6. Is this project a part of a larger project or series of projects? YES ____ NO X If YES, please explain.
This proposal anticipates a series of individual package sewer treatment plants.

NOTICES

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

NAME Robert Perdue, Executive Director
California Regional Water Quality Control Board
ADDRESS Colorado River Basin Region
73-720 Fred Waring Drive, Suite 100
Palm Desert, California 92260

TELEPHONE NO. 760-346-7491

NAME Carrie Hyke
County of San Bernardino Land Use Services Department
ADDRESS: 385 North Arrowhead Avenue, 1st Floor
San Bernardino, California 92415

TELEPHONE NO. 909-387-4371

NAME Kirby Brill, General Manager
Mojave Water Agency
22450 Headquarters
Apple Valley, California 92307-001

NAME Roxie Trost, Field Manager
Bureau of Land Management
ADDRESS: Barstow Field Office
2601 Barstow Road
Barstow, California 92311

TELEPHONE NO: 760-252-6004

CERTIFICATION

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE September 29, 2006

SIGNATURE OF APPLICANT

Joe Guzzetta

PRINTED NAME OF APPLICANT

General Manager
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ☐ ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- ☐ SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- ☐ CITY INCORPORATION SUPPLEMENT
- ☐ FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ☒ ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION
175 WEST FIFTH STREET, SECOND FLOOR
SAN BERNARDINO, CA 92415-0490
PHONE: (909)387-5866 • FAX: (909) 387-5871
E-mail address: lafco@lafco.co.san-bernardino.ca.us

KRM - REV

SUPPLEMENT ACTIVATION OF NEW OR DIFFERENT SERVICES SPECIAL DISTRICT

INTRODUCTION: The questions on this form are designed to obtain data about the specific service(s) requested to be authorized for the district. The purpose is to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent, using additional sheets, where necessary, and including any relevant documents to support the project.

1. Please identify the function(s)/service(s) proposed for activation:

Example: (function) *Water*

(Service) *Retail, wholesale, domestic, industrial, irrigation, fire protection, sanitation*

FUNCTION

Sewer

SERVICE

Operation/Maintenance of package treatment

plant (s) including, but not limited to, collection

treatment, and disposal of waste

2. Provide a statement of the reason(s) for the proposal which shall include, but not be limited to, a description of any existing service deficiency, general plan determinations (existing or anticipated change necessitating service), anticipated growth rate (please identify source of data), topography, etc.

Please see attached Joshua Basin Package Wastewater Treatment Plan Feasibility Report dated May 23, 2006

3. What service(s) was the District authorized to provide at the time of its formation? (Would be identified in final resolution approving formation or included in election decision – a copy of this document may be attached to fulfill this requirement.)
Formed January 14, 1963 for the purpose of providing water service. Resolution No. 147-74 adopted on December 11, 1974 expanded services to include sewer services. However, in 1976 upon seating of Special Districts on the Local Agency Formation Commission for San Bernardino County the powers authorized were reduced to those actively provided. For Joshua Basin Water District, that was water service.

4. Provide an identification of any multiple purpose districts within the area authorized to provide the identified function/service activation. Include a description as to why the preferred choice has been made.

County Service Area 70 exists within the service area of the Joshua Basin Water District and is authorized sewer service as an active function. In order to provide this service, the standard practice would be for the County to create an improvement zone of CSA 70 to address this service specific to a development and/or site.

5. PLAN FOR SERVICES:

The requirements for the Plan for Service are outlined in Government Code Section 56824.12 and are summarized below:

1. The total estimated cost to provide the new or different function or class of service within the District's boundaries.
2. The estimated cost of the new or different function or service to existing customers within the district's jurisdictional boundaries. (The cost can be identified by customer class).
3. An identification of existing providers, if any, of the function(s)/service(s) and the potential fiscal impact of this activation to the customers of those providers.
4. A plan for financing the establishment of the new or different function/service within the district's jurisdictional boundaries. A discussion about the sufficiency of revenues to fund the anticipated ongoing maintenance and operation of the service is also required. This plan should include:
 - a. An indication of whether territory is or will be proposed for inclusion within a proposed improvement zone/district, assessment district, or community facilities district to fund the service.
 - b. If retail water service is proposed to be activated through this action, provide a description of the timely availability of water for projected needs within the area. (The response should be patterned after the factors identified in Government Code Section 65352.5 related to an Urban Water Management Plan.)
5. A discussion of the alternatives to the establishment of the new or different service within the District's boundaries/service area.

This plan shall, at a minimum; respond to each of the items identified above and shall be signed and certified as to its completeness and accuracy by an official of the requesting agency.

CERTIFICATION

I hereby certify that the statements furnished above and in any attachments and exhibits hereto present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this application is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE October 3, 2006

Prepared by LAFCO staff
SIGNATURE OF APPLICANT

PRINTED NAME

TITLE